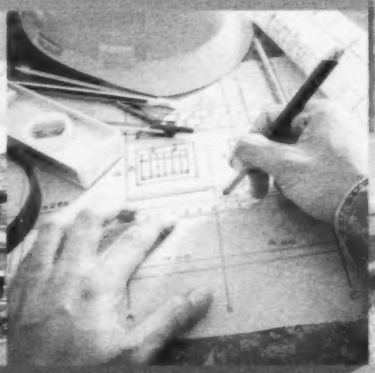
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: June 2018



Canada

CMHC SCHL

Publication Update!

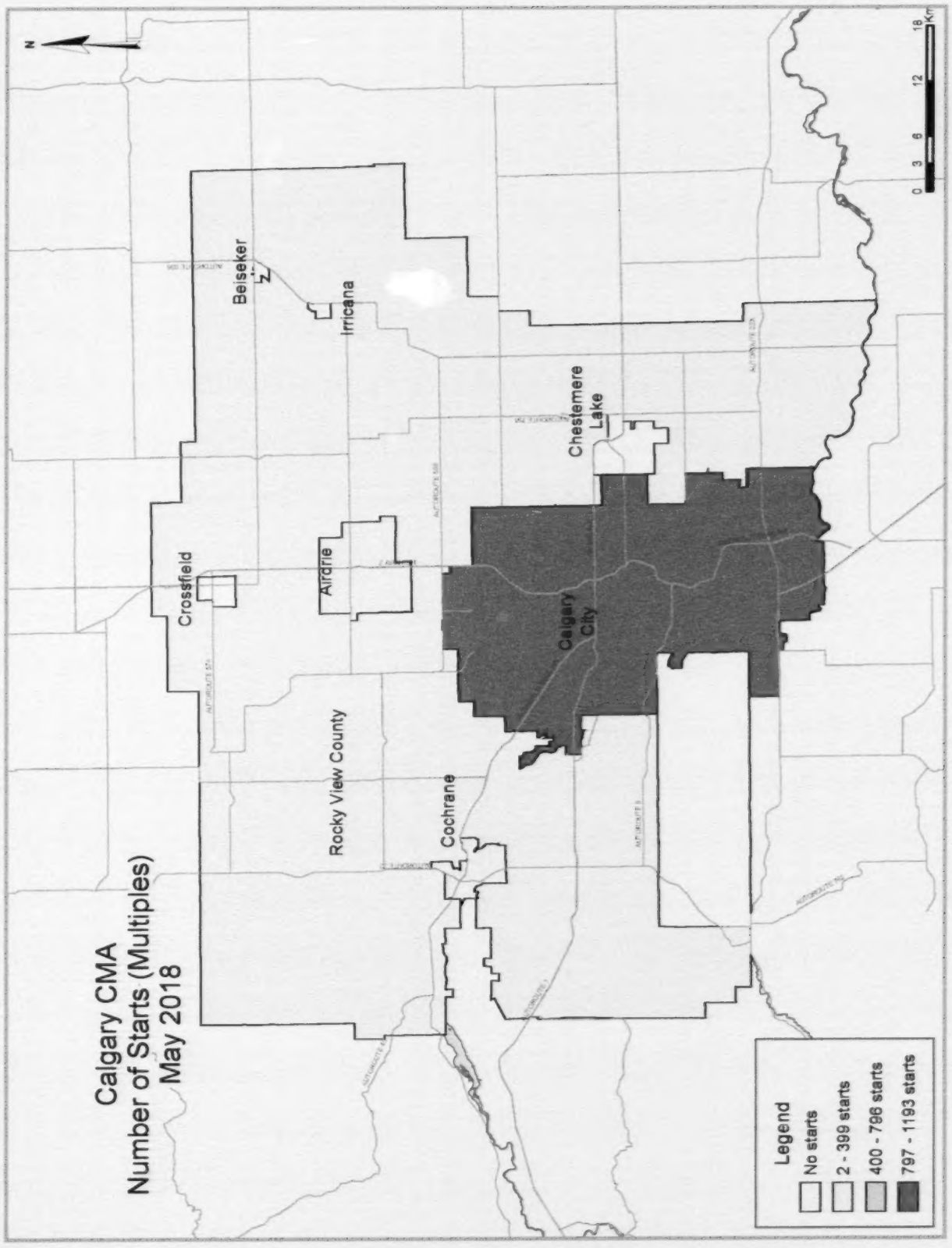
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

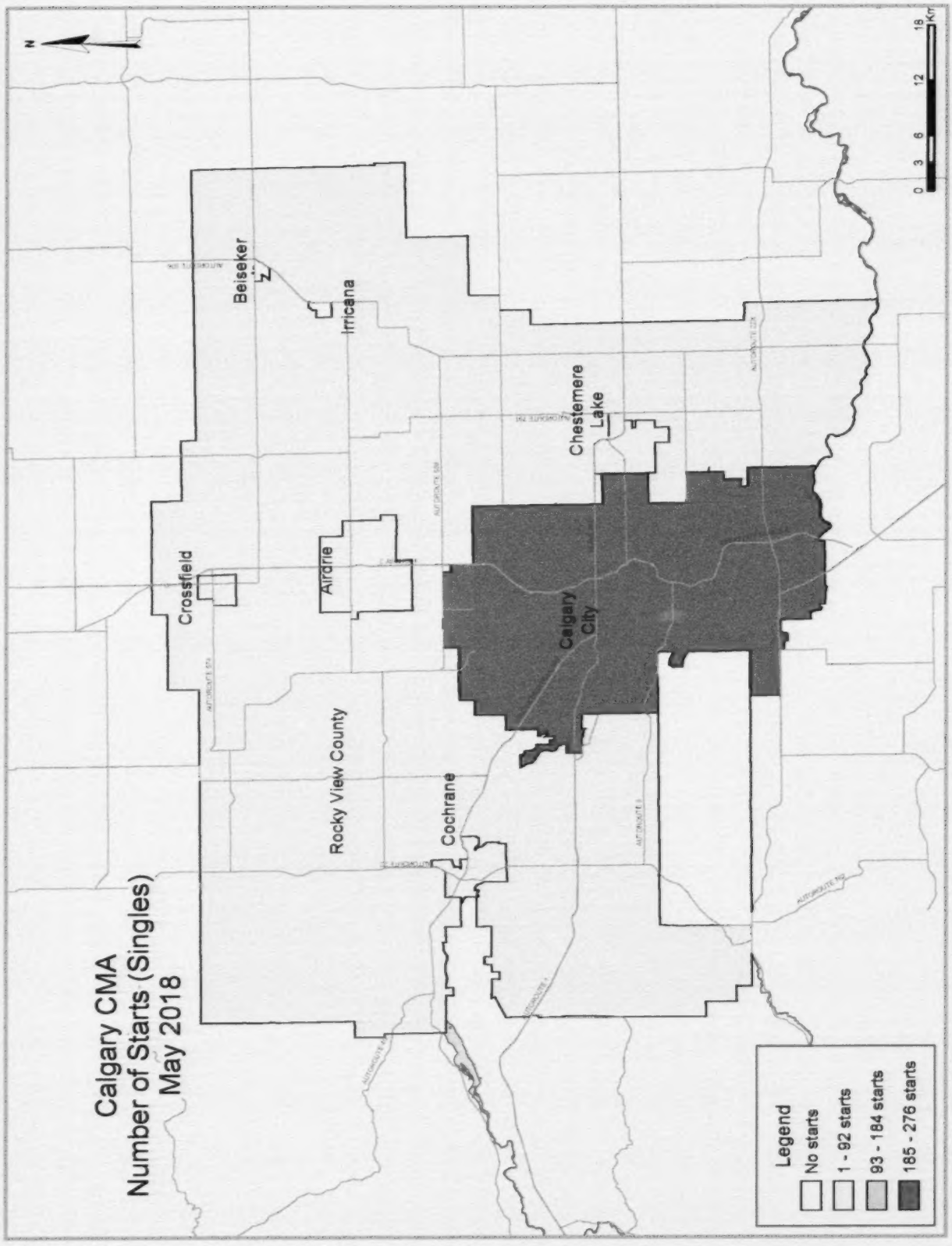
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

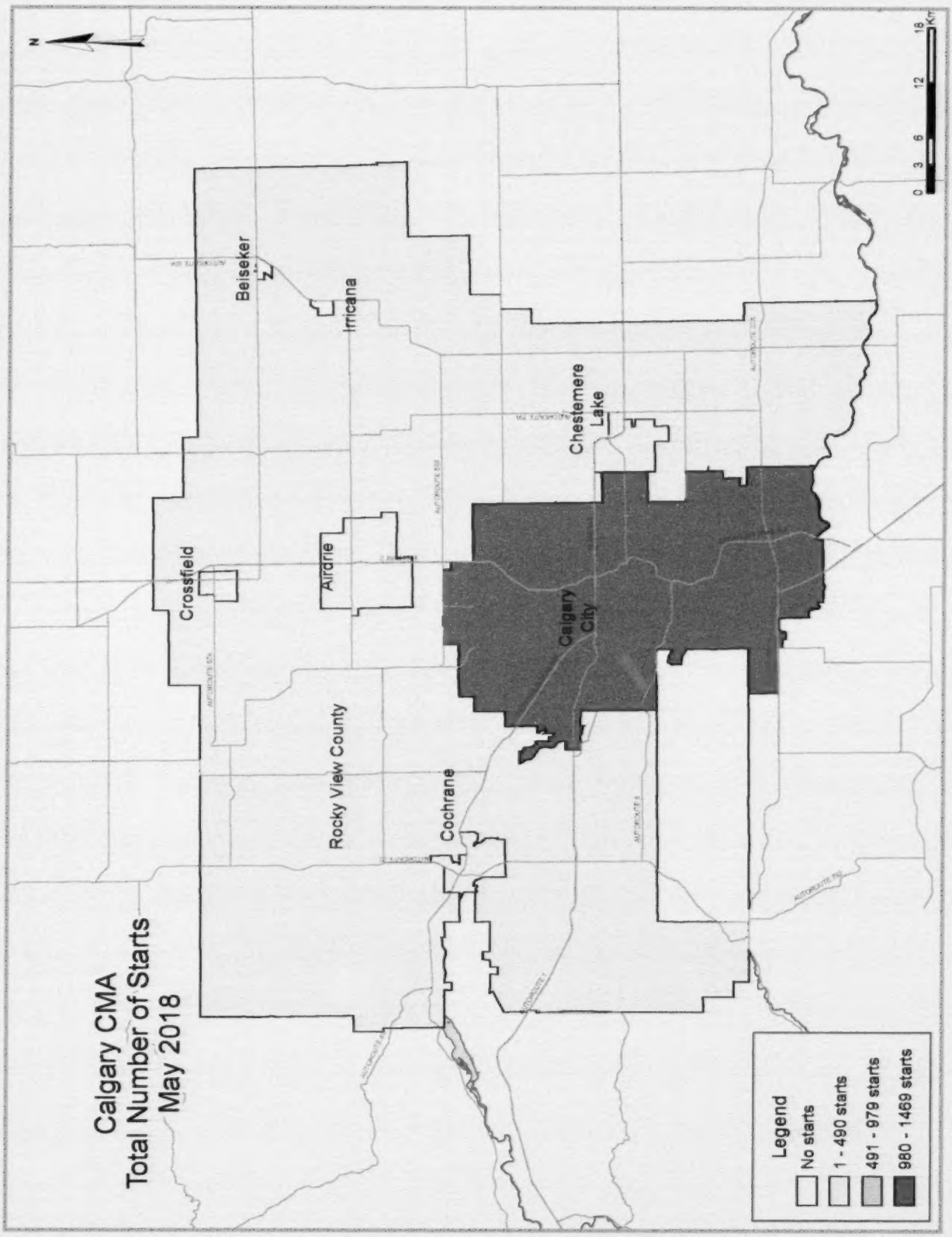
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

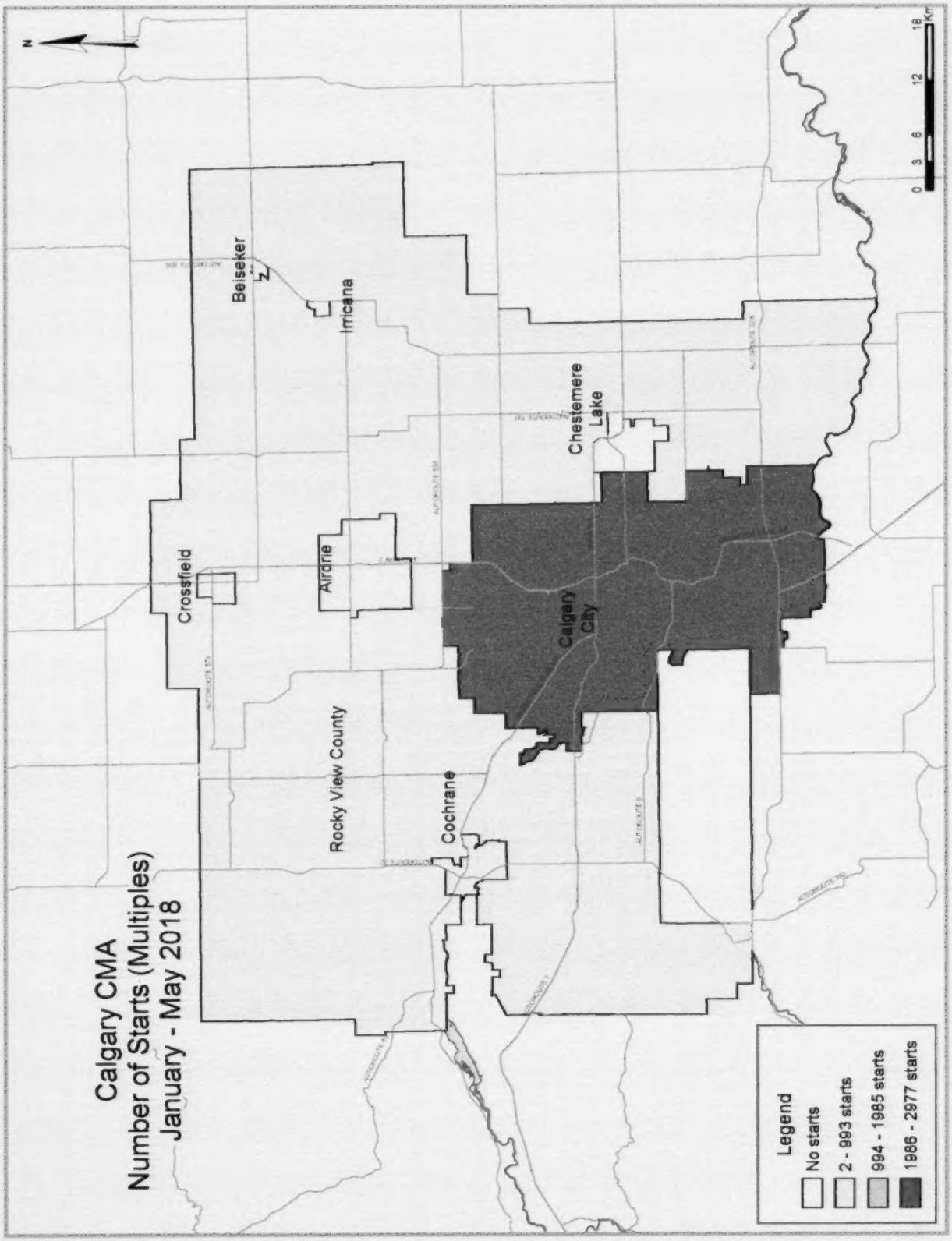
SUBSCRIBE NOW!

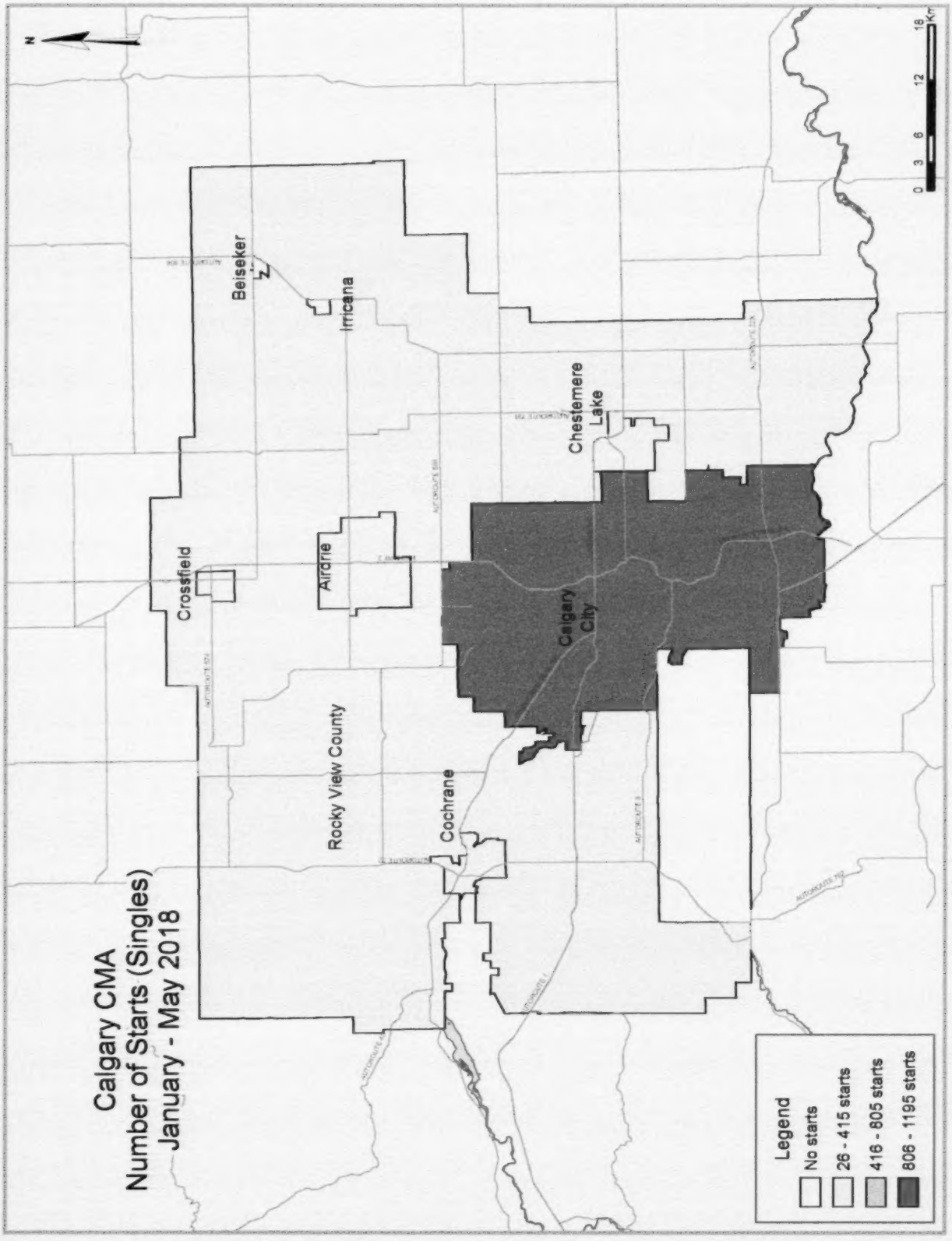
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

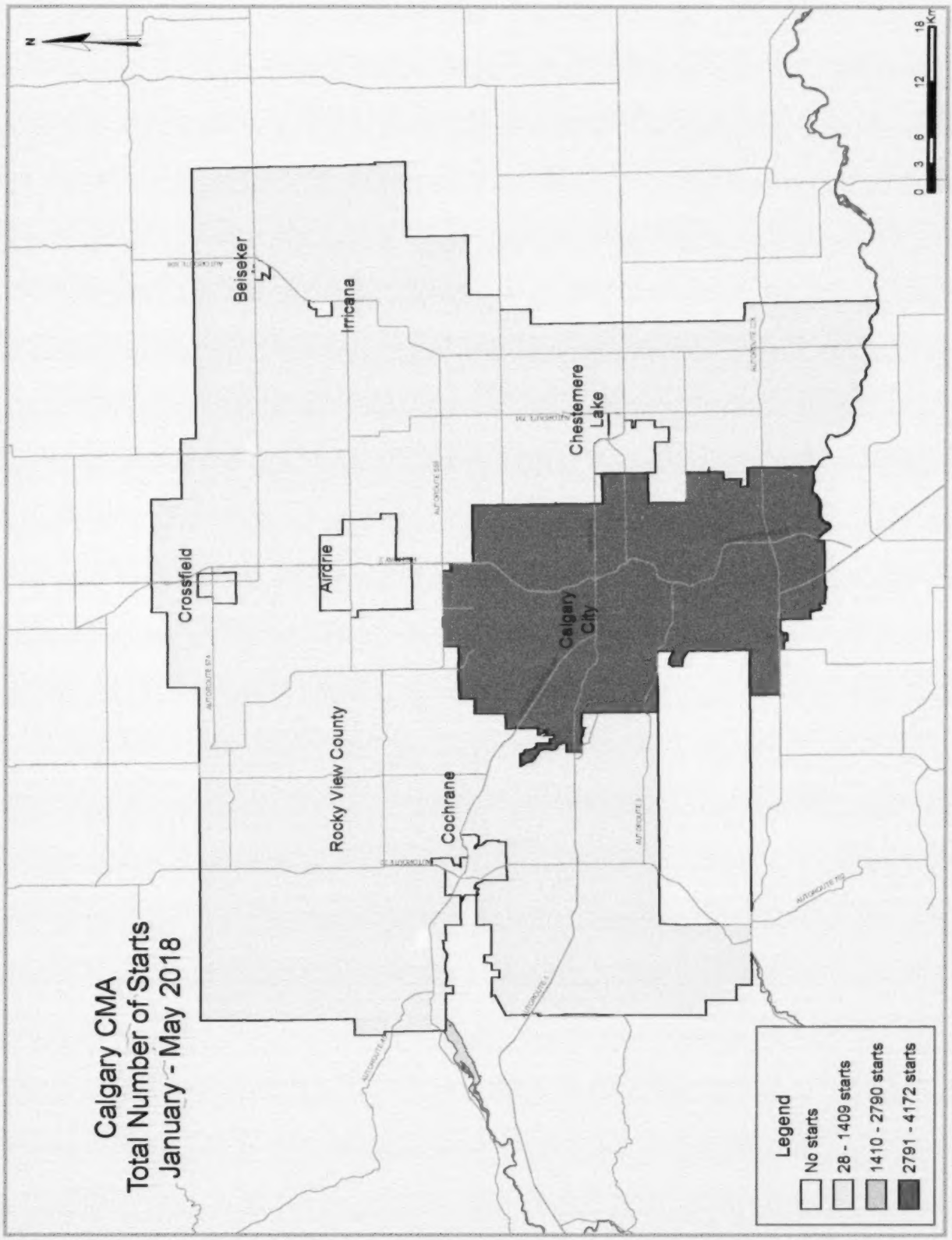

Calgary CMA
Number of Starts (Multiples)
May 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 399 starts
400 - 796 starts
797 - 1193 starts


Calgary CMA
Number of Starts (Singles)
May 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 92 starts
93 - 184 starts
185 - 276 starts


Calgary CMA
Total Number of Starts
May 2018
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 3 6 12 18 Km
Legend
No starts
1 - 490 starts
491 - 979 starts
980 - 1469 starts


Calgary CMA
Number of Starts (Multiples)
January - May 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 993 starts
994 - 1985 starts
1986 - 2977 starts


Calgary CMA
Number of Starts (Singles)
January - May 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
26 - 415 starts
416 - 805 starts
806 - 1195 starts


Calgary CMA
Total Number of Starts
January - May 2018
Legend
No starts
28 - 1409 starts
1410 - 2790 starts
2791 - 4172 starts
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2018		
Calgary CMA[1]	April 2018	May 2018
Trend[2]	11,238	11,657
SAAR	14,856	20,078
	May 2017	May 2018
Actual		
May - Single-Detached	369	384
May - Multiples	588	1,265
May - Total	957	1,649
January to May - Single-Detached	1,571	1,652
January to May - Multiples	2,564	3,260
January to May - Total	4,135	4,912

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2018	384	112	134	0	77	939	0	3	1,649
May 2017	369	76	181	0	46	285	0	0	957
% Change	4.1	47.4	-26.0	n/a	67.4	**	n/a	n/a	72.3
Year-to-date 2018	1,652	456	380	0	224	1,898	0	302	4,912
Year-to-date 2017	1,571	404	367	0	297	1,069	0	427	4,135
% Change	5.2	12.9	3.5	n/a	-24.6	77.5	n/a	-29.3	18.8
UNDER CONSTRUCTION									
May 2018	2,422	770	645	0	580	5,138	17	1,726	11,298
May 2017	2,368	684	517	0	626	4,405	25	711	9,336
% Change	2.3	12.6	24.8	n/a	-7.3	16.6	-32.0	142.8	21.0
COMPLETIONS									
May 2018	399	96	128	0	40	256	0	1	920
May 2017	252	74	40	0	54	247	9	42	718
% Change	58.3	29.7	**	n/a	-25.9	3.6	-100.0	-97.6	28.1
Year-to-date 2018	1,813	496	412	0	164	738	28	149	3,800
Year-to-date 2017	1,402	374	161	1	331	1,536	15	806	4,626
% Change	29.3	32.6	155.9	-100.0	-50.5	-52.0	86.7	-81.5	-17.9
COMPLETED & NOT ABSORBED									
May 2018	473	207	111	0	102	1,033	n/a	n/a	1,926
May 2017	423	147	35	0	133	1,185	n/a	n/a	1,923
% Change	11.8	40.8	**	n/a	-23.3	-12.8	n/a	n/a	0.2
ABSORBED									
May 2018	404	95	102	0	52	259	n/a	n/a	912
May 2017	272	79	60	0	80	232	n/a	n/a	723
% Change	48.5	20.3	70.0	n/a	-35.0	11.6	n/a	n/a	115.4
Year-to-date 2018	1,790	456	340	0	185	910	n/a	n/a	3,681
Year-to-date 2017	1,361	376	143	1	349	1,126	n/a	n/a	3,356
% Change	31.5	21.3	137.8	-100.0	-47.0	-19.2	n/a	n/a	9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
May 2018	276	74	118	0	59	939	0	3	1,469
May 2017	257	66	162	0	40	269	0	0	794
Airdrie									
May 2018	60	10	14	0	0	0	0	0	84
May 2017	53	0	8	0	6	0	0	0	67
Beiseker									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2018	5	0	0	0	0	0	0	0	5
May 2017	10	0	0	0	0	0	0	0	10
Cochrane									
May 2018	16	26	2	0	18	0	0	0	62
May 2017	25	10	11	0	0	16	0	0	62
Crossfield									
May 2018	1	0	0	0	0	0	0	0	1
May 2017	11	0	0	0	0	0	0	0	11
Irricana									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2018	26	2	0	0	0	0	0	0	28
May 2017	13	0	0	0	0	0	0	0	13
First Nations									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2018	384	112	134	0	77	939	0	3	1,649
May 2017	369	76	181	0	46	285	0	0	957

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
May 2018	1,695	602	461	0	385	5,043	12	1,723	9,921
May 2017	1,692	534	425	0	364	4,314	16	624	7,969
Airdrie									
May 2018	273	58	141	0	76	51	0	0	599
May 2017	264	66	59	0	111	64	9	0	573
Beiseker									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2018	65	0	0	0	0	0	0	0	65
May 2017	54	14	0	0	29	0	0	0	97
Cochrane									
May 2018	149	92	43	0	119	44	5	1	453
May 2017	144	60	33	0	122	27	0	87	473
Crossfield									
May 2018	37	2	0	0	0	0	0	0	39
May 2017	44	0	0	0	0	0	0	0	44
Irricana									
May 2018	2	0	0	0	0	0	0	0	2
May 2017	0	2	0	0	0	0	0	0	2
Rocky View County									
May 2018	201	16	0	0	0	0	0	2	219
May 2017	170	8	0	0	0	0	0	0	178
First Nations									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2018	2,422	770	645	0	580	5,138	17	1,726	11,298
May 2017	2,368	684	517	0	626	4,405	25	711	9,336

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
May 2018	290	76	106	0	16	229	0	1	718
May 2017	174	62	0	0	36	247	0	42	561
Airdrie									
May 2018	60	6	11	0	0	0	0	0	77
May 2017	41	8	30	0	6	0	9	0	94
Beiseker									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2018	9	0	0	0	0	0	0	0	9
May 2017	5	0	0	0	0	0	0	0	5
Cochrane									
May 2018	15	10	11	0	24	27	0	0	87
May 2017	19	4	10	0	12	0	0	0	45
Crossfield									
May 2018	3	0	0	0	0	0	0	0	3
May 2017	5	0	0	0	0	0	0	0	5
Irricana									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2018	22	4	0	0	0	0	0	0	26
May 2017	8	0	0	0	0	0	0	0	8
First Nations									
May 2018	0	0	0	0	0	0	0	0	0
May 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2018	399	96	128	0	40	256	0	1	920
May 2017	252	74	40	0	54	247	9	42	718

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
May 2018	351	178	86	0	86	1,002	n/a	n/a	1,703
May 2017	302	112	1	0	101	1,169	n/a	n/a	1,685
Airdrie									
May 2018	47	14	10	0	2	10	n/a	n/a	83
May 2017	40	21	22	0	12	12	n/a	n/a	107
Beiseker									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2018	9	3	0	0	0	0	n/a	n/a	12
May 2017	11	1	0	0	7	0	n/a	n/a	19
Cochrane									
May 2018	36	8	15	0	14	21	n/a	n/a	94
May 2017	31	11	12	0	13	4	n/a	n/a	71
Crossfield									
May 2018	9	0	0	0	0	0	n/a	n/a	9
May 2017	8	0	0	0	0	0	n/a	n/a	8
Irricana									
May 2018	0	2	0	0	0	0	n/a	n/a	2
May 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2018	21	2	0	0	0	0	n/a	n/a	23
May 2017	31	2	0	0	0	0	n/a	n/a	33
First Nations									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2018	473	207	111	0	102	1,033	n/a	n/a	1,926
May 2017	423	147	35	0	133	1,185	n/a	n/a	1,923

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
May 2018	292	71	78	0	28	249	n/a	n/a	718
May 2017	183	61	7	0	57	232	n/a	n/a	540
Airdrie									
May 2018	60	6	13	0	1	0	n/a	n/a	80
May 2017	49	13	46	0	4	0	n/a	n/a	112
Beiseker									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2018	9	0	0	0	0	0	n/a	n/a	9
May 2017	6	0	0	0	9	0	n/a	n/a	15
Cochrane									
May 2018	14	14	11	0	23	10	n/a	n/a	72
May 2017	19	5	7	0	10	0	n/a	n/a	41
Crossfield									
May 2018	3	0	0	0	0	0	n/a	n/a	3
May 2017	7	0	0	0	0	0	n/a	n/a	7
Irricana									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2018	26	4	0	0	0	0	n/a	n/a	30
May 2017	8	0	0	0	0	0	n/a	n/a	8
First Nations									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2018	404	95	102	0	52	259	n/a	n/a	912
May 2017	272	79	60	0	80	232	n/a	n/a	723

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Calgary City	276	257	76	66	175	202	942	269	1,469	794	85.0
Airdrie	60	53	10	0	14	14	0	0	84	67	25.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	5	10	0	0	0	0	0	0	5	10	-50.0
Cochrane	16	25	26	10	20	11	0	16	62	62	0.0
Crossfield	1	11	0	0	0	0	0	0	1	11	-90.9
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	26	13	2	0	0	0	0	0	28	13	115.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	384	369	114	76	209	227	942	285	1,649	957	72.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,195	1,137	336	304	455	518	2,186	1,393	4,172	3,352	24.5
Airdrie	188	200	52	54	101	72	0	0	341	326	4.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	40	34	0	10	0	0	0	0	40	44	-9.1
Cochrane	110	99	68	46	38	64	12	103	228	312	-26.9
Crossfield	26	40	2	0	0	0	0	0	28	40	-30.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	93	61	8	0	0	0	2	0	103	61	68.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,652	1,571	466	414	594	654	2,200	1,496	4,912	4,135	18.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market May 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Calgary City	175	202	0	0	939	269	3	0
Airdrie	14	14	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	20	11	0	0	0	16	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	209	227	0	0	939	285	3	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - May 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	455	518	0	0	1,887	1,053	299	340
Airdrie	101	72	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	38	64	0	0	11	16	1	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	594	654	0	0	1,898	1,069	302	427

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Calgary City	468	485	998	309	3	0	1,469	794
Airdrie	84	61	0	6	0	0	84	67
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	10	0	0	0	0	5	10
Cochrane	44	46	18	16	0	0	62	62
Crossfield	1	11	0	0	0	0	1	11
Irricana	0	0	0	0	0	0	0	0
Rocky View County	28	13	0	0	0	0	28	13
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	630	626	1,016	331	3	0	1,649	957

Table 2.5: Starts by Submarket and by Intended Market January - May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	1,801	1,752	2,072	1,260	299	340	4,172	3,352
Airdrie	335	280	6	46	0	0	341	326
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	40	44	0	0	0	0	40	44
Cochrane	183	165	44	60	1	87	228	312
Crossfield	28	40	0	0	0	0	28	40
Irricana	0	0	0	0	0	0	0	0
Rocky View County	101	61	0	0	2	0	103	61
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,488	2,342	2,122	1,366	302	427	4,912	4,135

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Calgary City	290	174	76	62	122	36	230	289	718	561	28.0
Airdrie	60	41	6	8	11	45	0	0	77	94	-18.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	5	0	0	0	0	0	0	9	5	80.0
Cochrane	15	19	14	4	31	17	27	5	87	45	93.3
Crossfield	3	5	0	0	0	0	0	0	3	5	-40.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	22	8	4	0	0	0	0	0	26	8	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	399	252	100	74	164	98	257	294	920	718	28.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,362	978	394	270	451	277	860	2,330	3,067	3,855	-20.4
Airdrie	209	205	40	64	81	132	0	12	330	413	-20.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	35	33	0	0	0	31	0	0	35	64	-45.3
Cochrane	98	79	56	38	62	50	27	5	243	172	41.3
Crossfield	19	23	6	6	0	0	0	0	25	29	-13.8
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	90	85	10	8	0	0	0	0	100	93	7.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,813	1,403	506	386	594	490	887	2,347	3,800	4,626	-17.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Calgary City	122	36	0	0	229	247	1	42
Airdrie	11	36	0	9	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	31	17	0	0	27	5	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	164	89	0	9	256	252	1	42

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	451	273	0	4	711	1,524	149	806
Airdrie	53	123	28	9	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	31	0	0	0	0	0	0
Cochrane	62	50	0	0	27	5	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	566	477	28	13	738	1,541	149	806

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Calgary City	472	236	245	283	1	42	718	561
Airdrie	77	79	0	6	0	9	77	94
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	9	5	0	0	0	0	9	5
Cochrane	36	33	51	12	0	0	87	45
Crossfield	3	5	0	0	0	0	3	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	26	8	0	0	0	0	26	8
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	623	366	296	301	1	51	920	718

Table 3.5: Completions by Submarket and by Intended Market January - May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	2,081	1,284	837	1,759	149	812	3,067	3,855
Airdrie	302	344	0	60	28	9	330	413
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	35	33	0	31	0	0	35	64
Cochrane	178	154	65	18	0	0	243	172
Crossfield	25	29	0	0	0	0	25	29
Irricana	0	0	0	0	0	0	0	0
Rocky View County	100	93	0	0	0	0	100	93
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,721	1,937	902	1,868	177	821	3,800	4,626

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
May 2018	105	36.0	86	29.5	35	12.0	19	6.5	47	16.1	292	590,000	674,735
May 2017	51	28.0	39	21.4	29	15.9	9	4.9	54	29.7	182	650,000	802,505
Year-to-date 2018	521	39.1	372	27.9	147	11.0	68	5.1	225	16.9	1,333	580,000	675,755
Year-to-date 2017	353	36.9	267	27.9	125	13.1	32	3.3	179	18.7	956	590,000	713,374
Airdrie													
May 2018	52	86.7	8	13.3	0	0.0	0	0.0	0	0.0	60	470,000	473,031
May 2017	36	73.5	8	16.3	1	2.0	1	2.0	3	6.1	49	500,000	545,968
Year-to-date 2018	165	82.5	27	13.5	5	2.5	0	0.0	3	1.5	200	480,000	492,511
Year-to-date 2017	158	80.6	25	12.8	8	4.1	1	0.5	4	2.0	196	480,000	498,620
Beiseker													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
May 2018	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	-	-
May 2017	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	6	-	676,567
Year-to-date 2018	0	0.0	8	22.2	14	38.9	9	25.0	5	13.9	36	-	790,404
Year-to-date 2017	4	11.8	12	35.3	8	23.5	4	11.8	6	17.6	34	-	744,194
Cochrane													
May 2018	9	64.3	3	21.4	2	14.3	0	0.0	0	0.0	14	515,000	528,832
May 2017	11	57.9	3	15.8	2	10.5	2	10.5	1	5.3	19	500,000	559,710
Year-to-date 2018	72	75.8	14	14.7	9	9.5	0	0.0	0	0.0	95	475,000	494,396
Year-to-date 2017	59	79.7	8	10.8	2	2.7	3	4.1	2	2.7	74	450,000	477,059
Crossfield													
May 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
May 2017	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	442,629
Year-to-date 2018	28	100.0	0	0.0	0	0.0	0	0.0	0	0.0	28	-	364,363
Year-to-date 2017	25	100.0	0	0.0	0	0.0	0	0.0	0	0.0	25	-	409,477
Irricana													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
May 2018	3	13.0	3	13.0	3	13.0	1	4.3	13	56.5	23	890,000	1,067,754
May 2017	1	16.7	2	33.3	0	0.0	1	16.7	2	33.3	6	-	865,767
Year-to-date 2018	7	9.1	8	10.4	8	10.4	7	9.1	47	61.0	77	925,000	1,068,307
Year-to-date 2017	16	23.9	5	7.5	4	6.0	9	13.4	33	49.3	67	865,000	1,031,007
First Nations													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
May 2018	172	42.9	103	25.7	43	10.7	23	5.7	60	15.0	401	575,000	660,626
May 2017	107	39.8	54	20.1	34	12.6	13	4.8	61	22.7	269	590,000	727,863
Year-to-date 2018	793	44.8	429	24.3	183	10.3	84	4.7	280	15.8	1,769	565,000	660,738
Year-to-date 2017	615	45.5	317	23.4	147	10.9	49	3.6	224	16.6	1,352	565,000	679,683

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2018						
Submarket	May 2018	May 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	674,735	802,505	-15.9	675,755	713,374	-5.3
Airdrie	473,031	545,968	-13.4	492,511	498,620	-1.2
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	676,567	n/a	790,404	744,194	6.2
Cochrane	528,832	559,710	-5.5	494,396	477,059	3.6
Crossfield	-	442,629	n/a	364,363	409,477	-11.0
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,067,754	865,767	23.3	1,068,307	1,031,007	3.6
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	660,626	727,863	-9.2	660,738	679,683	-2.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

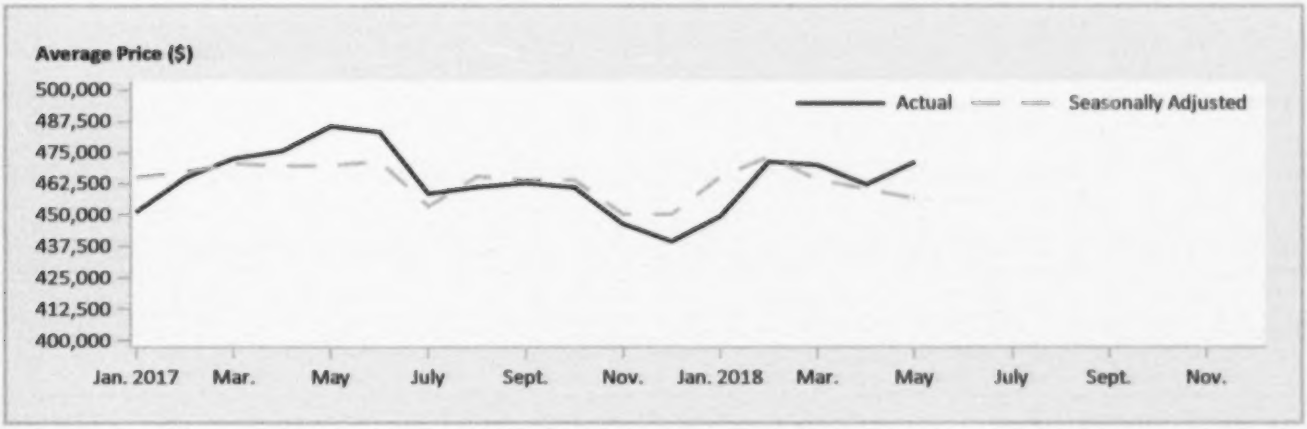


Figure 5.2: MLS® Residential Sales for Calgary

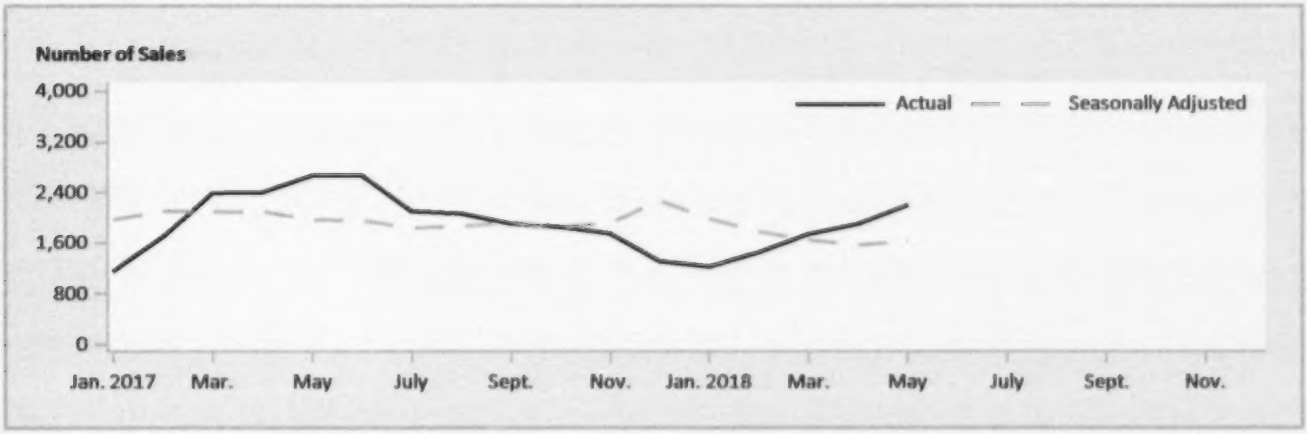
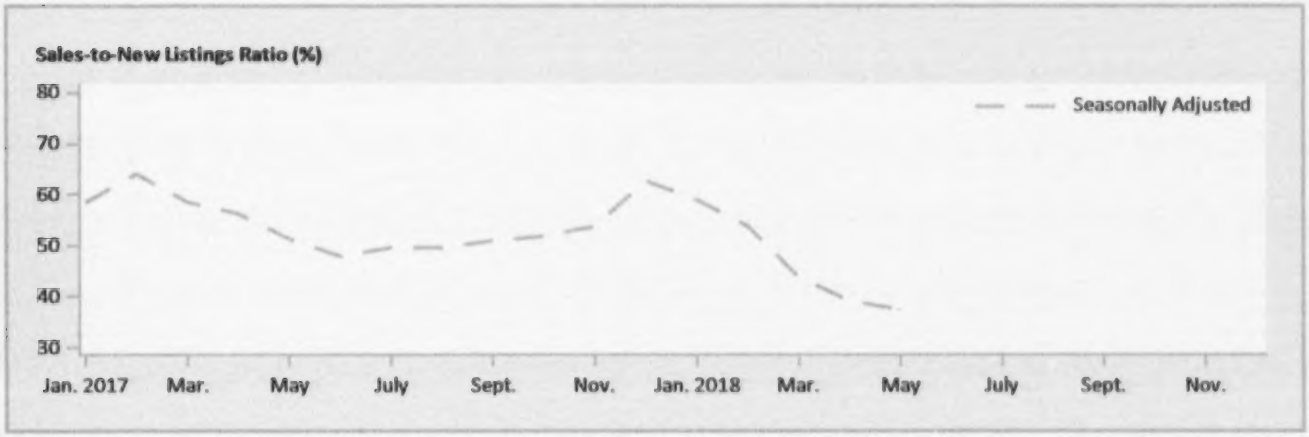


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34		141.4	841	7.7	73.6	1,173
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

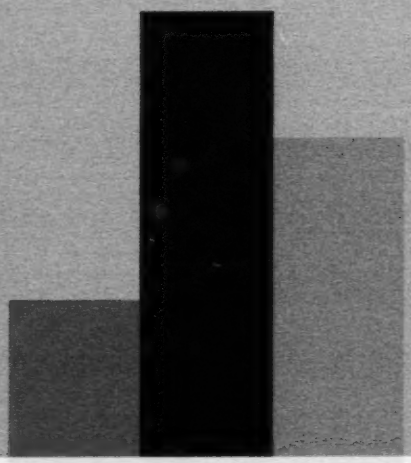
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64167_2018_M06